

CALL TO ORDER

- I. Alderman Sohns called the regular meeting of the Plan Commission of January 20, 2005, to order at 7:00 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Commissioners Ziegenhagen, Ritter, Bennett, Skowronski & Szychlinski. Mayor Klimetz was excused. Also present were Planner Booth & Planning Intern Mentkowski.

MINUTES

- II.
 - A. Commissioner Bennett moved and Commissioner Ritter seconded a motion to approve the minutes of the regular meeting of the Plan Commission of January 6, 2005, with a minor change. Upon voice vote, all voted 'aye'.

PUBLIC HEARINGS

Resolution to adopt a Comprehensive Master Plan Amendment for the South 27th Street Corridor Plan as an Element of the City of Franklin Comprehensive Master Plan.

- III.
 - A. Alderman Sohns called the Public Hearings for III. A. to order at 7:05 p.m. Mr. Ted Grintjes and Ms. Sandy Adams presented the Plan. No one else coming forward, the Public Hearing was closed at 8:08 p.m.

Request to waive the Administrative Procedures of the City Plan Commission of the City of Franklin, Wisconsin, to take action on Item III.A. immediately after a Public Hearing & to adopt a Comprehensive Master Plan Amendment for the 27th Street Corridor Plan as an Element of the City of Franklin Comprehensive Master Plan, and to certify such amendment to the Common Council.

IV. BUSINESS

- IV. **BUSINESS**
 - A. Commissioner Ritter moved & Commissioner Szychlinski seconded to take action on the same night as the public hearing. Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Skowronski moved and Commissioner Bennett seconded to amend the South 27th Street Corridor Plan to show a traffic signal at Riverwood Boulevard. Upon voice vote, all voted 'aye'. Motion carried.

Commissioner Skowronski Commissioner Szychlinski moved to adopt the plan as amended. Upon voice vote, all voted 'aye'. Motion carried.

Discussion on South 27th Street Corridor Plan Overlay Zoning Districts, Guidelines and Regulations.

- B. Comments from Plan Commissioners are to be returned to Planning by February 3, 2005.

Resolution to adopt a Comprehensive Master Plan Amendment for the Regulation Plan for the Crossroads Trade Area as an Element of the City of Franklin Comprehensive Master Plan, and to certify such amendment to the Common Council.

- C. Commissioner Szychlinski moved and Commissioner Ziegenhagen seconded to approve a Resolution to adopt a Comprehensive Master Plan Amendment for the Regulation Plan for the Crossroads Trade Area as an Element of the City of Franklin Comprehensive Master Plan, and to certify such amendment to the Common Council. Upon roll call, Commissioners Ziegenhagen, Bennett, Skowronski & Szychlinski voted 'aye'. Commissioner Ritter voted 'no'. Motion carried.

Request by O'Malley Development LLC to approve a preliminary plat for a 35-lot residential subdivision, to be known as Stone Hedge Subdivision Addition #1, located at approximately South Cambridge Drive & Old Loomis Road, NW 1/4 of Sec. 09 (Tax Key Number 754-0030-000), zoned R-3E Suburban/Estate Single-Family Residence District.

- D. Commissioner Skowronski moved and Commissioner Ritter seconded to table action until the February 3, 2005, Plan Commission meeting. Upon voice vote, all voted 'aye'. Motion carried.

Request to amend the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NONRESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to allow Top, Body, and Upholstery Repair Shops and Paint Shops in SECTION 15-3.0304 B-3 Community Business District as a special use.

Update from staff on the development agreement for Indian Community School of Milwaukee, Inc.

Request by Polish Heritage Alliance, Inc. to recommend the Common Council approve Conservation Easement documents.

Request by ABG Development, LLC, to discuss and comment on a concept review for the development of a residential subdivision, to be known as Estates on Oakwood, at approximately 10205 South 76th Street, SE 1/4 of Sec. 28 (Tax Key Number 934-9992-010), zoned R-2 Estate Single-Family Residence District.

Request by T.A.P. Enterprises, Inc., to approve a temporary use permit to sell tools on February 3, 2005, 11:00 a.m. – 7:00 p.m., at 7220 West Rawson Avenue, Root River Lanes, SW 1/4 of Sec. 03 (Tax Key Number 743-8892-001), zoned B-2 General Business District.

Request by H & R Block to approve a temporary use permit to run from January 13, 2005, to April 15, 2005, for a tax preparation kiosk at 6701 South 27th Street, NE 1/4 of Sec. 01 (714), zoned PDD #13 WAL-MART/SAM'S WHOLESALE CLUB.

Review and set the Public Hearing for a text amendment to the Unified Development Ordinance "Family Composition/Residential Facilities Definitions/Rules."

Set next meeting dates: next *scheduled* meeting is February 03, 2005.

E. Commissioner Ritter moved and Commissioner Ziegenhagen seconded to recommend the Common Council deny approval of an amendment to the Unified Development Ordinance DIVISION 15-3.0600 ZONING DISTRICT USES AND USE REGULATIONS Section 15-3.0603 PERMITTED AND SPECIAL USES IN THE NONRESIDENTIAL ZONING DISTRICTS Table 15-3.0603 to allow Top, Body, and Upholstery Repair Shops and Paint Shops in SECTION 15-3.0304 B-3 Community Business District as a special use. Upon roll call, Commissioners Ziegenhagen, Ritter, Bennett, & Szychlinski voted 'aye'. Commissioner Skowronski voted 'no'. Motion carried.

F. No action needed; none taken.

G. Commissioner Skowronski moved and Commissioner Szychlinski seconded to recommend the Common Council approve the Conservation Easements as presented subject to meeting all conditions as outlined by the Plan Commission in the attached resolution and contingent on approval of the resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

H. No action needed; none taken.

I. Commissioner Skowronski moved and Commissioner Ritter seconded to approve a temporary use permit for T.A.P. Enterprises, Inc. for a tool sale on February 3, 2005, 11:00 a.m. – 7:00 p.m., at 7220 West Rawson Avenue, Root River Lanes, SW 1/4 of Sec. 03 (Tax Key Number 743-8892-001), zoned B-2 General Business District. Upon voice vote, all voted 'aye'. Motion carried.

J. Commissioner Ritter moved and Commissioner Szychlinski seconded to approve a temporary use permit for H & R Block to run from January 13, 2005, to April 15, 2005, for a tax preparation kiosk at 6701 South 27th Street, NE 1/4 of Sec. 01 (714), zoned PDD #13 WAL-MART/SAM'S WHOLESALE CLUB. Upon voice vote, all voted 'aye'. Motion carried.

K. Commissioner Ritter moved and Commissioner Bennett seconded to set a Public Hearing Review for a text amendment to the Unified Development Ordinance "Family Composition/Residential Facilities Definitions/Rules," on February 17, 2005, at 7:00 p.m., or as soon thereafter as possible. Upon voice vote, all voted 'aye'. Motion carried.

L. No action needed; none taken.

MINUTES

City of Franklin Plan Commission Meeting

January 20, 2005
Approved February 3, 2005

ADJOURNMENT

- V. Commissioner Skowronski moved and Commissioner Ritter seconded a motion to adjourn the January 20, 2005, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 9:50 p.m.